



# USER'S GUIDE TO THE HERNDON ZONING ORDINANCE

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## 31. Portable Storage Units

(See Zoning Ordinance §78-403, *Temporary Uses and Structures*, and §78-403.4(4), *Portable Storage Unit On-Site for Up to 16 Days*)

*The Town of Herndon Zoning Ordinance User Guide series provides the public with general information on land use regulations affecting activities undertaken by the public and administered by the Herndon Department of Community Development. It is not intended to be a complete statement of all applicable regulations. Individuals are encouraged to contact the Department of Community Development at 703-787-7380 for complete permitting requirements.*

### What is a portable storage unit?

According to the Zoning Ordinance, a portable storage unit is a self-storage container that is placed temporarily at the place of residence of the customer. It is considered a temporary structure which does not have a permanent foundation or footing and which is removed when the designated time period, activity, or use has ceased. Portable storage units are easily recognized as large containers that are placed temporarily in driveways, usually while the residents are moving or remodeling. They include the popular PODS® (Portable On-Demand Storage).

### Why are portable storage units regulated?

They are regulated for reasons of public health, safety and welfare. Use of a portable storage unit must comply with the general standards for temporary uses. For example, a temporary use shall not be detrimental to property or improvements in the surrounding area, and there shall be no risk of injury to persons. There shall be no public or private disturbances or nuisances. There shall be no unsafe impediments or distractions to, or congestion of, vehicular or pedestrian travel. Temporary uses must not interfere with the normal operations of the permanent use on the property and must maintain adequate parking availability on the site.

### How are portable storage units regulated?

In addition to the general standards for all temporary uses and structures, there are specific standards for portable storage units. Portable storage units and other storage trailers are not permitted on any commercial or industrial property. On residential property, a property owner or tenant may rent and use a portable storage unit as long as:

- The unit is removed within 16 days of placement on the property.
- The unit is no larger than eight feet by eight feet by sixteen feet.
- There are no more than two portable storage units for any address at any one time.
- The portable storage unit is used only for the temporary storage of household goods and related items. The portable storage unit may not be used for construction materials or waste.
- The portable storage is not placed on the property as an accessory structure.
- The portable storage unit is placed on a paved surface.
- On duplex, townhouse, quadruplex, or multi-family properties, placement of the unit must be approved by an appropriate management or ownership entity to ensure safe and convenient access to required parking spaces, driveways, and pedestrian pathways and to ensure that the unit does not obstruct emergency access or infringe on required landscaped areas.
- The Department of Community Development is notified at least one business day prior to placing the unit on the site.

## Need more information?

Have a question on required permits, the permit process, or application requirements? Call or make an appointment to see a member of the staff in the **Department of Community Development at 703-787-7380.**

Have a question regarding building permits or construction codes? Call or make an appointment to see the **Building Official at 703-435-6850.**

Visit the Town of Herndon on the web at [www.herndon-va.gov](http://www.herndon-va.gov) for the Zoning Ordinance User Guide series or to access the Town Code. Town offices are located at the Herndon Municipal Center at 777 Lynn Street, Herndon, Virginia, 20170.

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